

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Margarita Enriquez	4-9842
2. Elvira and Enrique Rocha	4-15288
3. George and Laura Elizondo	4-15542
4. Mario Vargas	4-15259
5. Diana Castillo	4-15589
6. Juan and Luisa Valdez	4-15296
COMM. COURT: June 7, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-9842  
07-22-10

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Margarita Enrriquez

Address: 754 N. Alamo Rd B-28  
Alamo TX 78516.

Phone: 956-283-6044

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardston</u>
Date Approved: <u>1 1</u>		Authorized Signature <u>SCWEN</u>
		<u>5 125 116</u>

Water Supplier: North Alamo Water Supply

Utility Provider: [ ] M.V.E.C. [  ] AEP

Account/ESI No.: 10032789494524155  
[ ] Temporary Pole [  ] Permanent Service  
M.H.

regarding the land described as:

Cesar's Ranches subdivision - Lot 23

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- A plat has been prepared;
- A plat has been reviewed and approved by the Commissioners Court;
- water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 7/14/09);

(verified by Maria Cepeda);

(verified by Chardston);

(verified by Chardston);

(verified by Maria Cepeda);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-9842

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Margarita Enriquez

Address: 754 N. Alamo Rd B-28  
Alamo TX 78516

Phone: 956-283-6044

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Cesar's Ranches Subdivision Lot-23

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider  
 Owner of lot in subdivision  
 Resident of lot in a subdivision  
 Entity that provides utility service

Margarita Enriquez  
Requesting Party (Signature)

5-25-16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed  
 Executory Contract  
 Lease  
 Rent Receipt  
 Affidavit  
 Other (describe) Plat 4-9842

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

05/25/16  
Date

[Signature]  
County Official

RE: Lot 23, Caesar's Ranches Subdivision, Hidalgo County, Texas, Doc No. 2017172, Official Rec Hid Cty TX

**NOTICE OF CONFIDENTIALITY RIGHTS**

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**Special Warranty Deed with Vendor's Lien**

1. Date: February 6, 2010
2. Grantor: Garco, Ltd., A Texas Limited Partnership
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: MARGARITA ENRIQUEZ
5. Grantee's Mailing Address: 754 N. Alamo Road, B-28, Alamo, Hidalgo County, Texas 78516
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of NINETEEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$19,400.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to David Crook, Trustee.
7. Property: Lot Twenty-Three (23), CAESAR'S RANCHES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2017172, Official Records of Hidalgo County, Texas.
8. Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the property, to-wit:
  - A. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2010 and subsequent years.
  - E. Save and Except Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals in, on, under or that may be produced from the above described property, including but not limited to groundwater rights.
  - F. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

- 9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
- 10. Prior Liens: Deed of Trust recorded under Document No. 2010983, Official Records, Hidalgo County, Texas
- 11. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
- 12. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
- 13. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
- 14. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**
- 15. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 16. Signature:

Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management L.L.C., a Texas Limited Liability Company

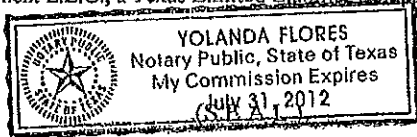
By: [Signature]  
Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 6<sup>th</sup> day of Feb, 2010, by Richard A. Garza, President of Garco Management L.L.C., a Texas Limited Liability Company, General Partner, on behalf of Garco, Ltd., A Texas Limited Partnership.



[Signature]  
Notary Public, State of Texas  
My Commission Expires: 7-31-2012

After Recording Return To:

GARCO, LTD  
3910 W. Freddy Gonzalez  
Edinburg, Texas 78539

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-9842

Jul. 22, 2010

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

C2547-00-000-0023-00

[ 1 ] OWNER: ENRIQUEZ, MARGARITA

754 N. ALAMO RD. B-28  
ALAMO, TX. 78516

Telephone No. 325-3619

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
CAESAR'S RANCHES LOT 23

LOCATION: 0 281 & RAMSEYER

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$5,500

[ 5 ] SIZE OF STRUCTURE: 56 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES.ZONE-X

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL REGULATIONS & SETBACKS  
FRONT 25' SIDE 7' REAR 24' EAST SIDE 10'

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light  Water

Flood Zone: NO 0050 Pct: 4  
Panel No. /Suffix: 40334

Community No.: 40334

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by M. W. Castillo

Date 7-22-10

Approved by Jorge Garcia

Date 7-22-10

Signature of Owner or Applicant Margarita Enriquez

Date 7-22-10

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



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Rev. 06-03-15

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956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15288

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Elvira N. Rocha

Address: 4000 Tasajillo Dr.  
Edinburg, TX.

Phone: (956) 475-7871

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: <u>2</u>		
Date Approved: <u>1 1</u>		<u>5 11 8 11 6</u>

Water Supplier: N/A

Utility Provider:  J.M.V.E.C.  AEP

Account/ESI No.: EP/ES 7 D 1003278941  
 Temporary Pole  Permanent Service

regarding the land described as: Ranchitos Escondidas Lot 54, PH-1-A 72466

on May 18, 2016 the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4/10/15);

(verified by [Signature]);

(verified by Charles Ruiz);

(verified by Charles Ruiz);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15288

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Enrique Rocha Elvira N. Rocha  
Address: 4000 Tasajillo Dr.  
Edinburg, TX, 78542  
Phone: (956) 475-7871

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Ranchitos Escondidos Lot No. 54 <sup>PH-1-A.</sup>

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Elvira N. Rocha 5-18-16  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

5/18/16  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15288  
Mar. 10, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

R0941-01-000-0054-00

[ 1 ] OWNER: ROCHA, ENRIQUE & ELVIRA NIETO

1402 E QUAIL APT. B  
PHARR, TX 78577

Telephone No. 475-7871

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHITOS ESCONDIDOS PH. 1A  
LOT#54

LOCATION: 0 2812 & CESAR CHAVEZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$27,000

[ 5 ] SIZE OF STRUCTURE: 1,140 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-X

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:85' BACK:30' SIDES:15'

MINIMUM ELEV. 18" ABOVE TOP OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

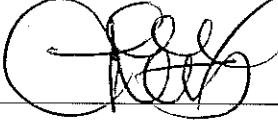
Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 03250

Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

  
Prepared by

3/10/16  
Date

Rudy Rios  
Approved by

3/8/16  
Date

  
Signature of Owner or Applicant

3-10-16  
Date

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

RE: Lot 54, Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Special Warranty Deed with Vendor's Lien

1. Date: September 9, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: ENRIQUE ROCHA AND ELVIRA NIETO ROCHA
5. Grantee's Mailing Address: 1402 E. Quail apt. B, Pharr, Hidalgo County, Texas 78577
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty One Thousand Nine Hundred and no/100ths Dollars (\$51,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Fifty-Four (54), Ranchitos Escondido Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
  - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
  - B. All right, title and interests of the minerals and mineral estate owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, **without limitation** by the foregoing enumeration, all other minerals and ores of every kind and character, whether similar or dissimilar, including all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, **even through such production may damage or destroy the surface estate**, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.
  - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
  - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
  - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
  - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  - e) Easements or claims of easements that are not recorded in the public records.
  - f) Any encroachment, encumbrance, violations, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  - g) Standby fees and taxes for the year 2015 and subsequent years.
  - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
  - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
  - j) Grantee is aware that Grantee can only build and/or place a structure on the pad site depicted on the plat attached hereto as Exhibit "C", attached and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.

- 15. Non-examination of Title: NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.
- 16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
  - A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
  - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
  - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
  - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED  
By: THREE, L.L.C.

*[Signature]*

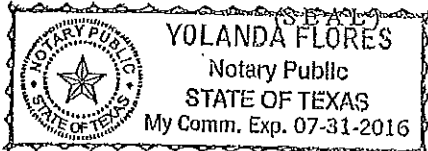
Forrest N. Runnels

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 28<sup>th</sup> day of Sept, 2015, by Forrest N Runnels, Vicario of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



*[Signature]*  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15542

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: George M Elrondo

Address: qrb 9319 VIZNAGA  
Drive Edinburg TX  
78542

Phone: (956) 929-0232 / (956) 270-9372

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: North Alamo Water Supply

Utility Provider: [ ] M.V.E.C. [  ] AEP

Account/ESI No.: 70022789432138248  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

Rancho Escondidos PH 2A Lot # 70

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 4/10/15);

(verified by [Signature]);

(verified by [Signature] 5/5/16);

(verified by [Signature] 5/5/16);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15542

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: George in Elizondo

Address: 9319 Viznaga Drive Edinburg  
TX 78542

Phone: (956) 929-0238 (956) 270-9372

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Ranchitos Escondidos PH 1A Lot # 70

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

5/25/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/1/16  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-15542

May. 4, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

R0941-01-000-0070-00

[ 1 ] OWNER: ELIZONDO, GEORGE & LAURA

312 S 23RD AVE  
EDINBURG, TX 78539

Telephone No. 270-9297

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RANCHITOS ESCONDIDOS PH 1A  
LOT#70

LOCATION: 0 2812 & C. CHAVEZ

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING

29- RESIDENTIAL MOVE-IN/RELO.BUILD

[ 10 ] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 800 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE- X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:85' BACK:30' SIDES:15'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

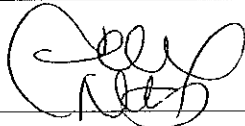
Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: 03510

Certification of Elevation  
Required: YES  NO  BFE

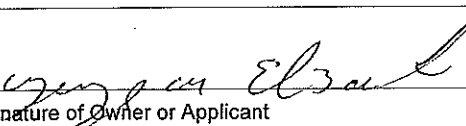
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

  
Prepared by

4/13/16  
Date

  
Approved by

4/20/16  
Date

  
Signature of Owner or Applicant

5/14/16  
Date

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

RE: Lot 70, Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

NOTICE OF CONFIDENTIALITY RIGHTS  
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Special Warranty Deed with Vendor's Lien

1. Date: August 4, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: GEORGE MICHAEL ELIZONDO AND LAURA ELIZABETH ELIZONDO
5. Grantee's Mailing Address: 312 S. 23<sup>rd</sup> Avenue Edinburg, Hidalgo County, Texas 78539
6. Consideration: Ten and No/100<sup>ths</sup> (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty Sixs Thousand Nine Hundred and No/100ths Dollars (\$56,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Seventy (70), Ranchitos Escondidos Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
  - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
  - B. All right, title and interests of the minerals and mineral estate owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, without limitation by the foregoing enumeration, all other minerals and ores of every kind and character, whether similar or dissimilar, including all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, even through such production may damage or destroy the surface estate, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.

RE: Lot 70, Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

- C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.
- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
  - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
  - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
  - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  - e) Easements or claims of easements that are not recorded in the public records.
  - f) Any encroachment, encumbrance, violations, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  - g) Standby fees and taxes for the year 2015 and subsequent years.
  - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
  - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging (continue below):
13. Special Warranty of Title: To have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described

RE: Lot 70, Ranchitos Escondidos Subd Ph 1-A, recorded under Instrument No. 2603420, Map Rec Hid Cty, TX

above is fully paid according to its terms, at which time this deed will become absolute.

- 15. Non-examination of Title: NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.
- 16. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:
  - A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
  - B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
  - C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
  - D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED  
By: THREE, L.L.C.

By: *[Signature]*

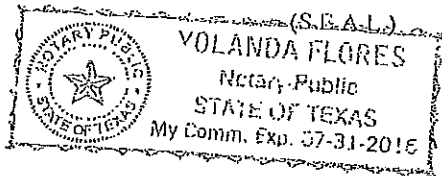
*Forrest Runnels, Vice President*

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 17<sup>th</sup> day of Aug, 2015, by Forrest Runnels *Vice Pres* of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



*[Signature]*  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents,



# PLANNING DEPARTMENT

Rev. 06-03-15

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Main Office  
1304 South 25<sup>th</sup> Street  
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Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15258

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Mano Vargas

Address: 1908 Pecador Dr  
Edinburg  
TX

Phone: 956 5696971

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>Savor City</u> <u>6/26/16</u>

Water Supplier: City of Edinburg

Utility Provider: [ ] M.V.E.C. [X] AEP

Account/ESI No.: 10032789494161738  
[ ] Temporary Pole [X] Permanent Service

regarding the land described as:

PALOMA DEL VALLE H3 LOT 182

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 7/11/16);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15258

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Mario Vargas  
Address: 1908 Peccador dr  
Edinburg tx  
Phone: 956 569 6471

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

PALOMA DEL VALLE #3 LOT 182

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- SI Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Mario Vargas  
Requesting Party (Signature)

23/05/16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/1/16  
Date

[Signature]  
County Official

**WARRANTY DEED WITH VENDOR'S LIEN**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Date:** September 18, 2015

**Grantor:** Paloma Del Valle II, Ltd.

**Grantor's Mailing Address (including county):** 13201 N. 23rd Street  
Edinburg, Texas 78541  
Hidalgo County

**Grantee:** Mario Alberto Vargas De Leon

**Grantee's Mailing Address including County:** 2016 Pequena Dr.  
Edinburg, Texas 78541  
Hidalgo

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of TWENTY-ONE THOUSAND SEVEN HUNDRED AND 82/100 DOLLARS (\$21,700.82) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to David Crook, Attorney at Law, Trustee.

**Subject to Prior Lien(s) (including recording information):** A lien in favor of Texas State Bank as recorded in the Deed of Trust dated August 11, 2006, as Document number 1655705, in the Official Records of Hidalgo County, Texas, and all renewals, extensions, transfers or alterations thereof.

**Property (including any improvements):** Lot 182 of Paloma Del Valle Phase III Subdivision, according to the map recorded in Volume 53, Pages 133-136, Hidalgo County Map Records, Hidalgo County, Texas. SAVE AND EXCEPT all of the Oil, Gas and other Minerals.

**Reservations From and Exceptions to Conveyance and Warranty:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; but not subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

1. Restrictive Covenants Recorded as Document 1784511 in the Official Records of Hidalgo County, Texas.
2. Taxes for the year 2015 and all subsequent years.
3. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District in which the property is located.
4. Subject to any and all valid and existing restrictions, easements, rights-of-way, reservations,



# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15258  
Mar. 3, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

P3112-03-000-0182-00

[ 1 ] OWNER: VARGAS, MARIO ALBERTO DE LEO

2016 PEQUENA DR  
EDINBURG TX, 78541

Telephone No. 569-6471

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PALOMA DEL VALLE #3 LOT 182  
12/28/10C50510685/E

LOCATION: 0 M. CRISTO & SEMINARY

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
20- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$2,500

[ 5 ] SIZE OF STRUCTURE: 840 Sq. Ft.

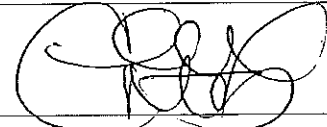
[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-X

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' SIDES:6'  
MINIMUM ELEV. 18" ABOVE THE STREET

### FOR COUNTY USE ONLY APPLICATION FEES

  
Prepared by

3/3/16  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Rudy Rios  
Approved by

2/17/16  
Date

Flood Zone: NO 480B34 Pct: 4  
Panel No. /Suffix:

Community No.: 0325D

Certification of Elevation  
Required: YES  NO  BFE

Mario Vargas  
Signature of Owner or Applicant

03/03/16  
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15589

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Diana Castillo

Address: 14801 Mile 20N  
Elsa, TX

Phone: 347-631-2072

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: North Alamo

Utility Provider:  M.V.E.C.  AEP

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Evergreen Valley Phase 3 Lots

on May 19, 2016, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 3/16/07);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15589

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Diana Castillo

Address: 14801 Mile 20N

Elsa, TX

Phone: 347-631-2072

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Evergreen Valley Estates Phase 3 Lot 15

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Diana Castillo  
Requesting Party (Signature)

5-19-16  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/1/16  
Date

[Signature]  
County Official

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

2261110

Date: August 24, 2011

Grantor: Evergreen Valley Inc., a Texas Corporation  
Grantor's Mailing Address:  
3714 S. Exp. 281  
Edinburg, Texas 78542

Grantee: Diana Castillo  
Grantee's Phone Number: (347) 631-2072  
Grantee's Mailing Address (including county):  
P. O. Box 116  
La Blanca, Texas 78558  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Thirty-One Thousand Three Hundred Fifty and no/100's (\$31,450.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to Nancy Scurlock, Trustee.

Property (including any improvements):

Lot(s) 5, Evergreen Valley Estates, Phase III, as shown by the map or plat thereof recorded in Volume 52, Pages 135-144, Map Records, Hidalgo County, Texas

**Reservations from and Exceptions to Conveyance and Warranty:**

1. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of First National Bank which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703891. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. A lien securing a promissory note (the "Prior Note"), dated October 13, 2006, payable to the order of Sundown Developments, Ltd., a Texas Limited Partnership which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1703892. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
3. Visible and apparent easements on or across the subject property;
4. Rights of parties in possession;
5. Easements, rights-of-way, and prescriptive rights, whether of record or not;
6. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
7. Rights of adjoining owners in any walls and fences situated on a common boundary;
8. Any discrepancies, conflicts, or shortages in area or boundary lines;
9. Any encroachments or overlapping of improvements;
10. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
11. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
12. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;

- 13. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Evergreen Valley Estates, Phase III, as shown on the plat thereof, recorded in Volume 52, Pages 135-144, Map records of Hidalgo County, Texas; and
- 14. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same there from. If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

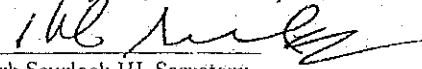
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

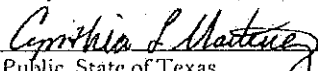
Evergreen Valley Inc., a Texas Corporation

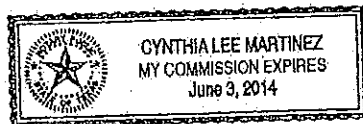
BY:   
Herb Scurlock III, Secretary

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 8/24/2011, by Herb Scurlock III, Secretary of Evergreen Valley Inc., a Texas Corporation, on behalf of said Texas Corporation.

  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Evergreen Valley Inc.  
3714 S. Exp. 281  
Edinburg, Texas 78542  
Special Warranty Deed  
Page 2

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15589  
May. 18, 2016

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

716325

E8250-03-000-0005-00

[ 1] OWNER: CASTILLO, DIANA

P O BOX 116  
LA BLANCA, TX 78558

Telephone No.

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
EVERGREEN VALLEY ESTATES PH 3  
LOT#5  
347-631-2072

LOCATION: 0 ML 20 & VALVERDE

[ 2] CONTRACTOR: SELF

[ 8] SEWAGE: INSTA

[ 3] WATER SYSTEM: N AL

[ 9] CONSTRUCTION TYPE: BRIC

[ 4] PURPOSE OF APPLICATION: NEW RESIDENCE  
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$59,255

[ 5] SIZE OF STRUCTURE: 1,693 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:50' BACK:35' SIDES:6'  
MINIMUM ELEV. 18" ABOVE THE STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light  Water

Flood Zone: NO  
Panel No. /Suffix: 480334 Pct: 4

Community No.: 03500

Certification of Elevation  
Required: \_\_\_ YES  NO \_\_\_ BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by [Signature] Date 5/18/16

Approved by Esteban Uresti Date 5/11/16

Signature of Owner or Applicant \_\_\_\_\_ Date 5/18/16

[Signature]

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
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Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No:

4-15296

03-10-2016

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan P. Valdez

Address: 5603 Bogert Dr

Edinburg Tx

lot 417 MGM Ph 4

Phone: 956-373-6180

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>05/19/16</u>

Water Supplier: North Alamo

Utility Provider: [ ] M.V.E.C. [  ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

lot 417 MGM Grand Ranchos Phase IV-A

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 8/4/02);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-15296

03-10-14

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Juan P Valdez

Address: 5663 Bogart Dr

Edinburg Tx Lot 417 MGM PH 4

Phone: 956-373-6180

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Lot 417 MGM Grand Ranches Phase II-A

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

5/19/2014  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit copy

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

6/1/14  
Date

[Signature]  
County Official

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: February 11, 2016

Grantor: GUADALUPE MEDINA and wife, FRANCISCA MEDINA

Grantor's Mailing Address (including county): 2206 Ivy Avenue  
Hidalgo, Texas 78557.  
Hidalgo County, Texas

Grantee: JUAN PABLO VALDEZ and LUISA A. VALDEZ

Grantee's Mailing Address (including county): 3717 Joby St. Apt. 4  
Edinburg, Texas 78541  
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the principal amount of \$217,600.00, of which the sum of \$48,000.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

Lot Four Hundred Seventeen (417), MGM Grand Ranches Phase IV-A, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 44-46, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive Covenants filed under Clerk's File No. 1648126, Clerk's File No. 1655445, Official Records and Volume 51, Pages 44-46, Map Records, Hidalgo County, Texas.

Mineral and/or royalty grant and/or reservation in instrument August 13, 2003, recorded under Clerk's File No. 1236088, Official Records, Hidalgo County, Texas and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated October 25, 1951, recorded in Volume 120, Page 223, dated October 1, 1954, recoded in Volume 162, Page 274, Oil and Gas Records and dated April 8, 1985, recorded in Volume 2175, Page 119, Official Records, Hidalgo County, Texas and

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$48,000.00, being a part of the above described \$217,600.00 note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK, without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

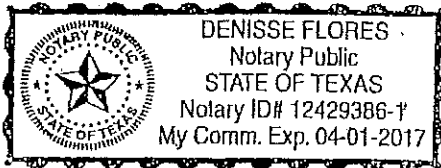
*Guadalupe Medina*  
\_\_\_\_\_  
GUADALUPE MEDINA

*Francisca Medina*  
\_\_\_\_\_  
FRANCISCA MEDINA

(Acknowledgment)

State of Texas       §  
County of Hidalgo   §

This instrument was acknowledged before me on the 11 of February, 2016, by GUADALUPE MEDINA and wife, FRANCISCA MEDINA.



*Denisse Flores*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
JUAN PABLO VALDEZ and LUISA A. VALDEZ  
3717 Joby St. Apt. 4  
Edinburg, Texas 78541

PREPARED BY:  
Lewis, Monro & Peña  
Attorneys At Law  
3111 W. Freddy Gonzalez Drive  
Edinburg, Texas 78539  
GF#: 904192; DF:ib

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15296  
Mar. 10, 2016

*yes/ed*

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

M3849-04-000-0417-00

[ 1 ] OWNER: VALDEZ, JUAN PABLO & LUISA

3717 JOBY ST APT. 4  
EDINBURG, TX 78541

Telephone No. 534-2353

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION

MGM GRAND RANCHES PH. 4 LOT #414

*#414*  
*417*

LOCATION: 0 ALAMO & CURRY

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$208

[ 5 ] SIZE OF STRUCTURE: 2,953 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS. FRONT 25' REAR 40' SIDES 6' 18" TOP OF CURB.

FOR COUNTY USE ONLY  
APPLICATION FEES

*[Signature]*  
Prepared by

*03/10/2016*  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

*[Signature]*  
Approved by

*03/08/2016*  
Date

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

*[Signature]*  
Signature of Owner or Applicant

*3/10/2016*  
Date

Community No.: \_\_\_\_\_  
Certification of Elevation  
Required:  YES  NO  BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.